



~~February 20, 2007 CPC~~
~~April 17, 2007 CPC~~
~~June 19, 2007 CPC~~
August 21, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07PR0264

Katherman & Company
(Railey Hill Office Park (Architecture))

Midlothian Magisterial District
East line of North Woolridge Road and east line of Walton Park Lane

REQUEST: Approval of architectural elevations for the proposed buildings shown on the site plan for companion case 07PR0138.

RECOMMENDATION

Staff recommends approval of the request with one (1) condition for the following reasons:

- A. The elevations of the prototypical building reflect the style and detail that are shown in the rendering attached to zoning Case 87S052.
- B. With the one (1) condition, future buildings within this development shall have sufficient variation so as to provide greater visual character to the entire development surrounding the historic Railey Hill house.

CONDITION:

Elevations for the other buildings proposed around the Railey Hill structure shall be submitted to the Planning Department for approval prior to the release of the building permit for each building. Each building shall reflect the style and level of detailing that is shown on the prototype building, yet shall have sufficient variation in detailing, color of materials, and building shape so as not to replicate the prototype building.

GENERAL INFORMATION

Associated Public Hearing Cases:

87S052 - Michael T. Barr
99SN0224 - C & G Associates
00SN0204 – C & G Associates
07PR0138 - Katherman & Company (Note: This is the companion site plan case)

Developer:

Katherman & Company

Design consultants:

Architecture – Keith Hunter

Location:

East line of North Woolridge Road at the intersection of Brown's Way Road and on the East Line of Walton Park Lane. Tax IDs 732-706-7292, 732-707-3219 & (part of)-9933. (Sheet 6).

Existing Zoning and Land Use:

O-2 (office buildings), C-2 & C-3 (retail building); Vacant or residential (historic residential building)

Size:

8.6 acres

Adjacent Zoning and Land Use:

North – C-3 & O-2: Commercial
South – A; Residential
East - A; Vacant
West - C-3 & O-2, Office or vacant

BACKGROUND

This case was created in order to provide separate architectural review for companion site plan case 07PR0138 that was heard at the same meeting. The companion site plan case was approved on February 20, 2007.

The approved site plan includes one (1) retail building located on property zoned C-2 and C-3 and subject to the conditions of zoning Cases 00SN0204 and 99SN0224. The site plan also

includes six office buildings to be located adjacent to an existing historic structure on property zoned O-2 and subject to the conditions of zoning Case 87S052.

Proffered Condition 12 of zoning Case 99SN0224 related to architecture for the retail building reads as follows:

12. The architectural style, materials and colors of buildings shall be compatible with that which exists in the development located on 732-707-5241 and 7346 (Walgreens and Amoco).

Staff notes that the retail building to the west of Railey Hill is not on the property related to Railey Hill and zoning Case 87S052, and has no bearing on the buffer reduction approved by the Planning Commission on the east side of Railey Hill. The applicant has not provided complete elevations for the retail building, but due to its remote location from the Railey Hill structure, staff will review this building to the requirements of Condition 12 of Case 99SN0224 administratively.

Conditions 11 and 21 of zoning Case 87S052 address architecture for the office buildings and read as follows:

11. Buildings within the southernmost 5.0 acre tract shall have an architectural style, scale, and appearance as depicted in the rendering submitted to the Planning Department on August 13, 1987. All other buildings shall have an architectural style similar to that exemplified by Sycamore Square. In the event that the “Railey Hill” structure is moved to another location, the buildings within the southernmost 5.0 acre tract may also have an architectural style similar to that exemplified by Sycamore Square. (P)
21. The “Railey Hill” structure shall either be maintained on the site and new development designed to enhance the historic/architectural significance of this structure or the “Railey Hill” structure shall be moved to another location which shall be approved by the Chesterfield County Preservation Committee. (P&BS)

The rendering in zoning Case 87S052 (attached) depicts one (1) to two (2) story buildings and building detailing ranging from minor architectural detailing for some buildings to fairly complete detailing for other proposed buildings around the Railey Hill structure. The applicant has submitted a building prototype that limits the height of the proposed buildings to one and a half (1 ½) stories yet provides for substantial detailing that incorporates appropriate window and dormer fenestration, shutters, brick foundation or brick water table, brick chimneys with corbelling, and entry porches with round columns and copper roofing. Because the proposed buildings are much larger in size than the Railey Hill structure, the elevations do not reflect a full gable or hip roof to a center peak. The architect explains that the steep pitch of the roof (12:12 pitch), if taken to a center peak, will make the new buildings appear much more massive than the Railey Hill structure. Staff agrees that limiting the roof height will help keep the larger buildings in scale with the Railey Hill structure. This is in accordance with Condition 21 above that states “new development (is) designed to enhance the historic/architectural significance of this structure . . . “

Also in accordance with Conditions 11 and 21 of Case 87S9052, staff recommends one (1) condition that prevents the applicant from simply replicating the prototype for all six (6) buildings proposed around Railey Hill. Changes in architectural detailing, colors of materials, and building shape shall be addressed with each building to be reviewed by the Planning Department.

Staff recognizes that the applicant may have future tenants that request a different building shape than what is shown on the site plan that was approved by the Planning Commission. It is the staff's intention to administratively review any changes to the site plan that maintain the character of the proposed layout and the appearance of buildings as approved by the Planning Commission in this request.

Separate from the staff review, the applicant has received review comments from the Midlothian Development Committee. At the time of the staff report preparation, staff has not received information as to whether the changes to the elevations satisfactorily address their comments.

CONCLUSIONS

Staff recommends approval of the elevations proposed with the imposition of the one (1) condition.

CASE HISTORY

Planning Commission Meeting (2/20/07):

The Planning Commission deferred the case for sixty (60) days, at the applicant's request, to allow additional time for the Village of Midlothian Volunteer Coalition to determine if the Railey Hill House could be moved to Mid-Lothian Mines Park.

Staff (2/21/07):

The applicant was notified in writing that a deferral fee of \$130.00 is due prior to the April 17, 2007, public hearing.

Applicant (3/7/07):

Deferral fee paid.

Planning Commission Meeting (4/17/07):

The Planning Commission deferred the case for sixty (60) days at the applicant's request, to allow additional time for the Village of Midlothian Volunteer Coalition to determine if the Railey Hill House could be moved to Mid-Lothian Mines Park.

Staff (4/19/07):

The applicant was notified in writing that a deferral fee of \$130.00 is due prior to the June 19, 2007, public hearing

Staff (5/31/07):

As of this date the deferral fee has not been paid.

Staff (6/19/07):

Deferral fee paid.

Planning Commission Meeting (6/19/07):

The Planning Commission deferred the case for sixty (60) days, at the applicant's request, to allow additional time for the applicant to address review comments from staff and the Midlothian Village Coalition.

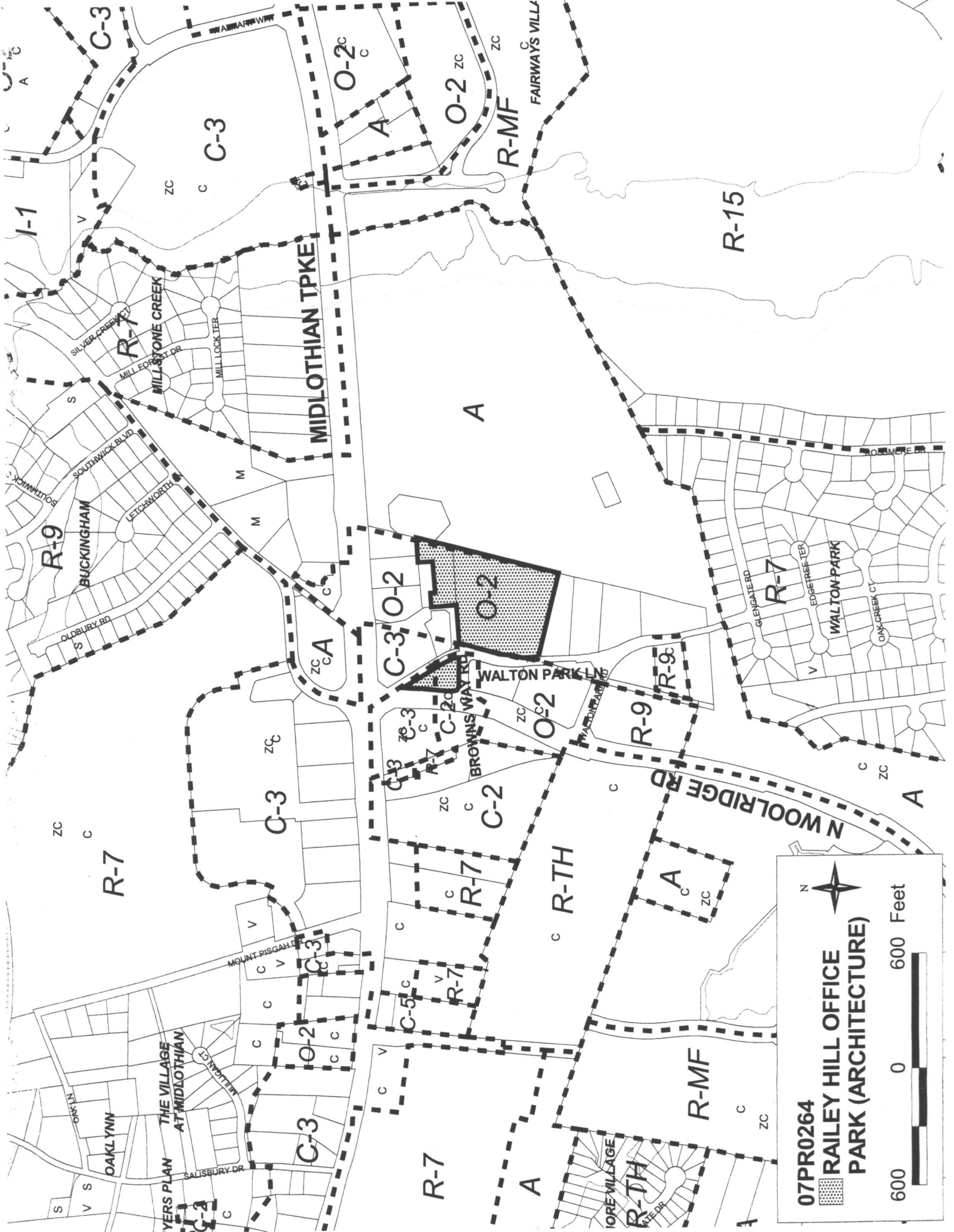
Staff (6/20/07):

The applicant was notified in writing that a \$130.00 deferral fee is due prior to the August 21, 2007, public hearing.


Staff (8/14/07):

To date, the deferral fee has not been paid.


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07PR0264

 RAILLEY HILL OFFICE
PARK (ARCHITECTURE)

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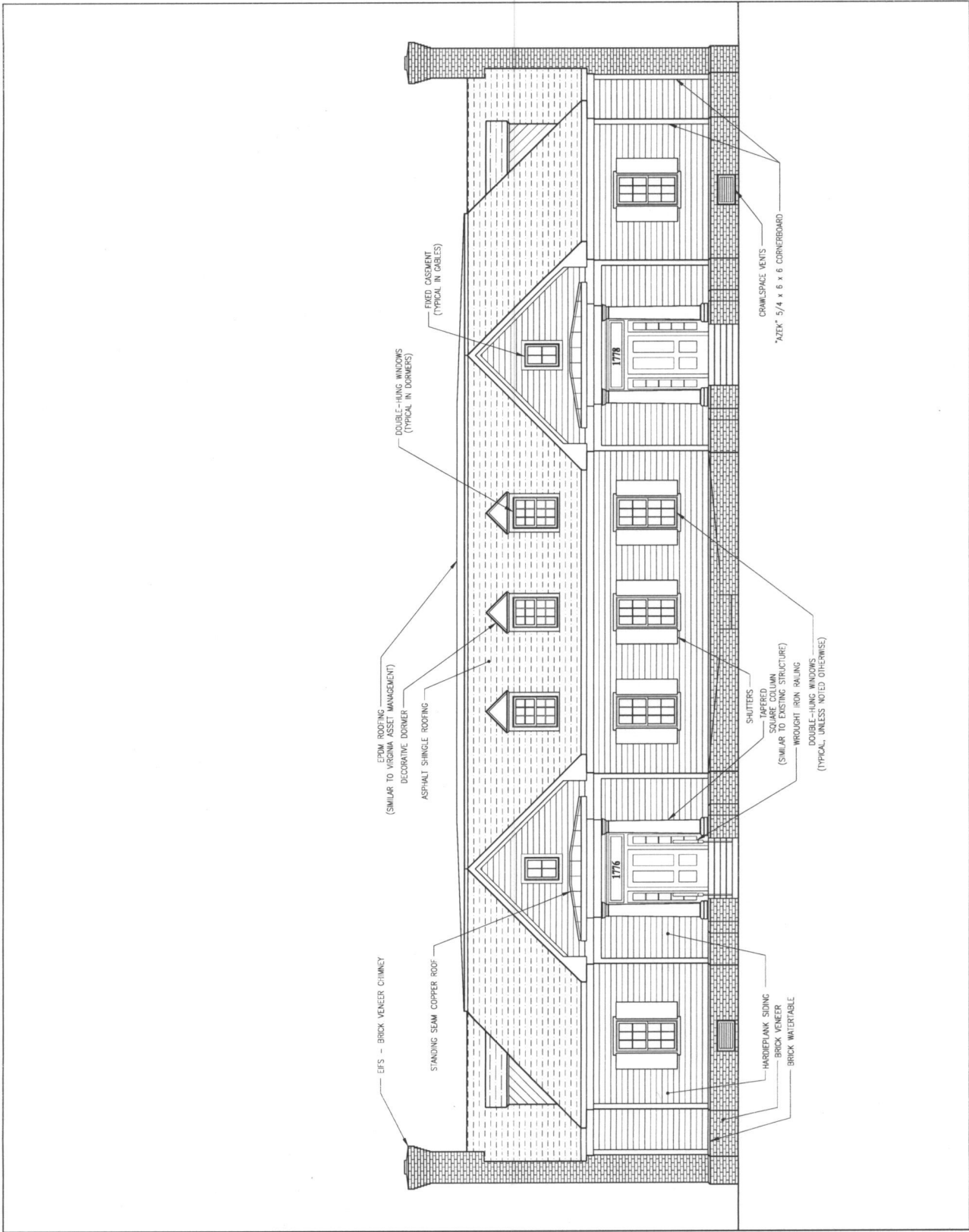
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DATE

07.30.2007

ELEVATION STUDIES
TYPICAL OF ALL BUILDINGS
SCALE: 1/8" = 1'-0"

A-2.00



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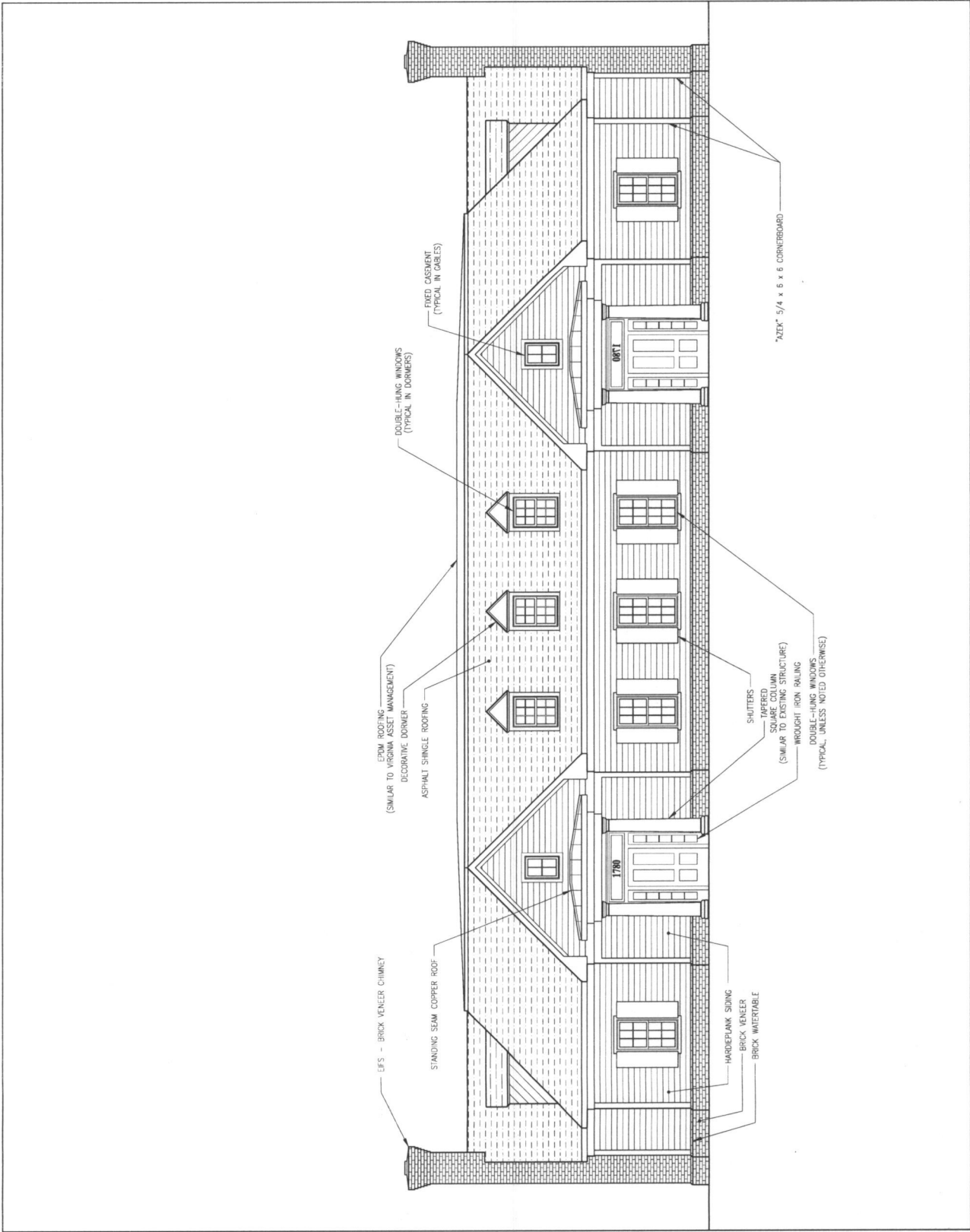
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ELEVATION STUDIES
 SLAB ON GRADE
 SCALE: 1/8" = 1'-0"
 A-2.00 (alternate)



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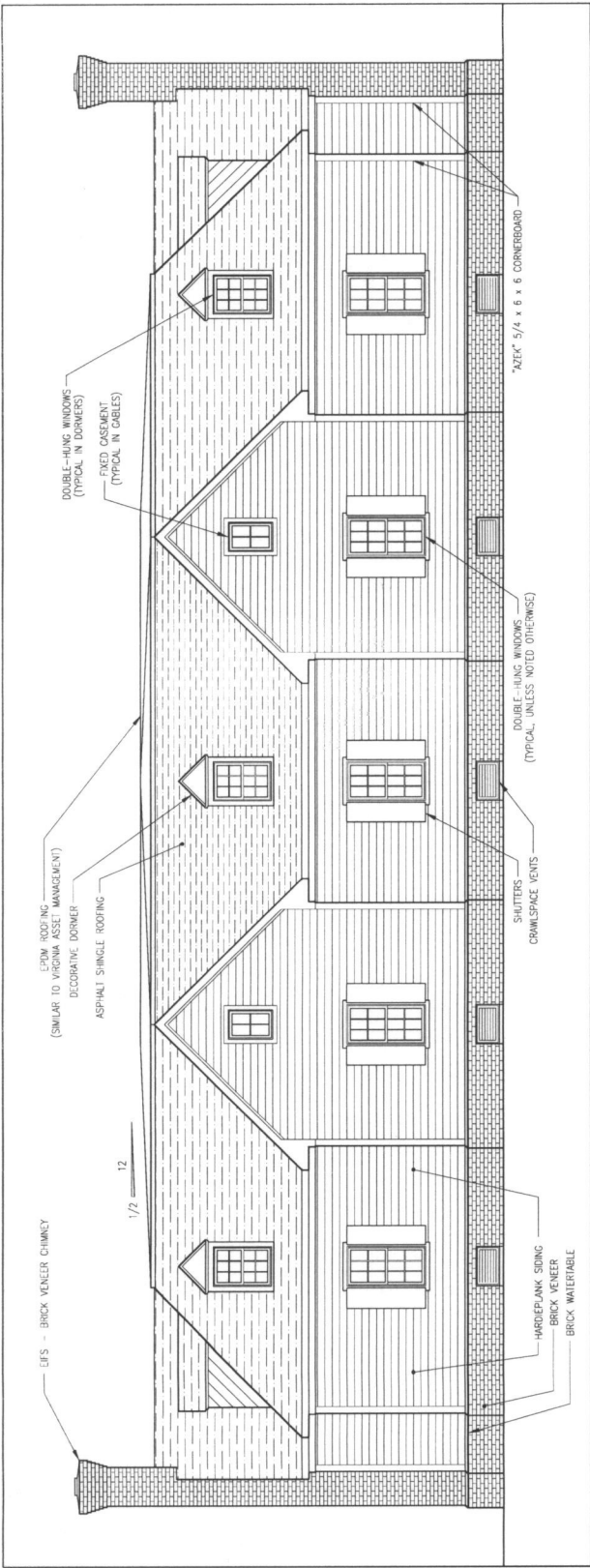
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ELEVATION STUDIES

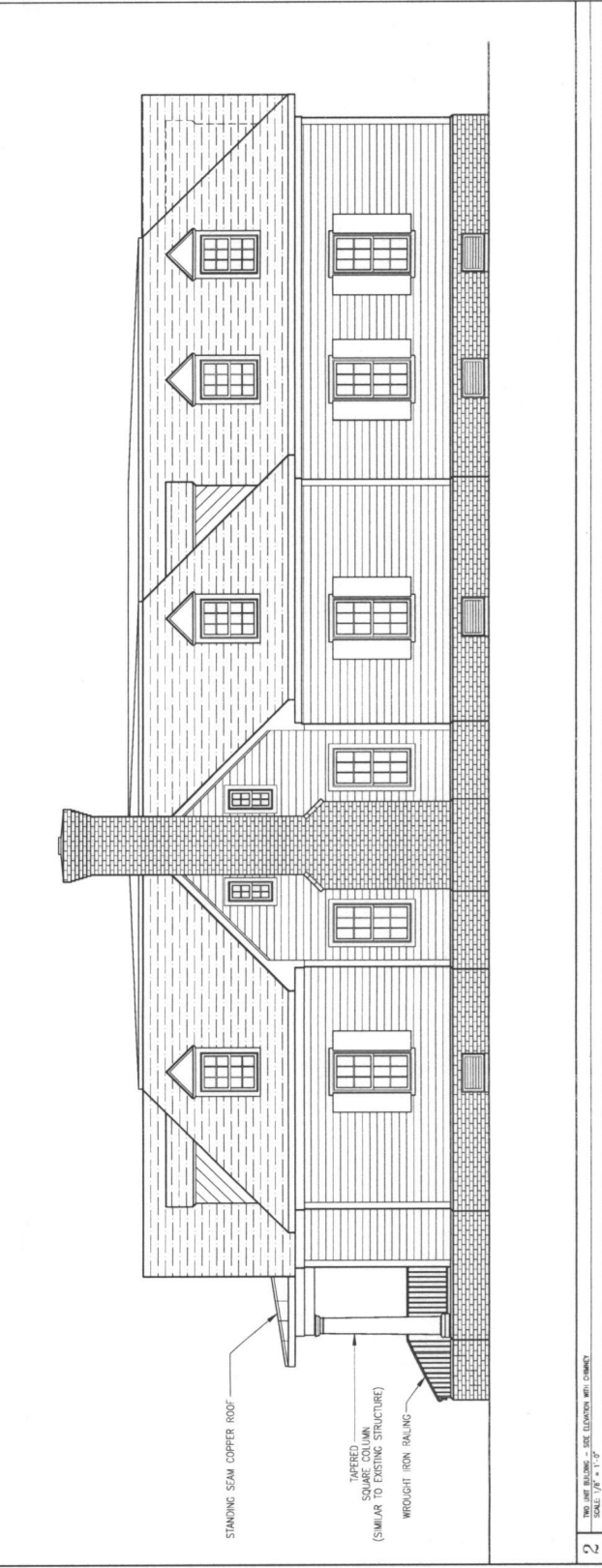
TYPICAL OF ALL BUILDINGS

SCALE: 1/8" = 1'-0"

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1 TWO-UNIT BUILDING - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 TWO-UNIT BUILDING - SIDE ELEVATION WITH CHIMNEY
SCALE: 1/8" = 1'-0"

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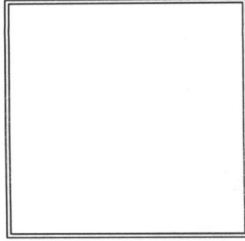
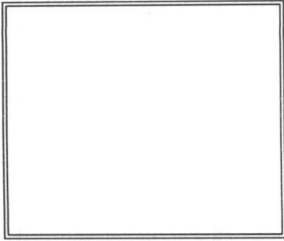
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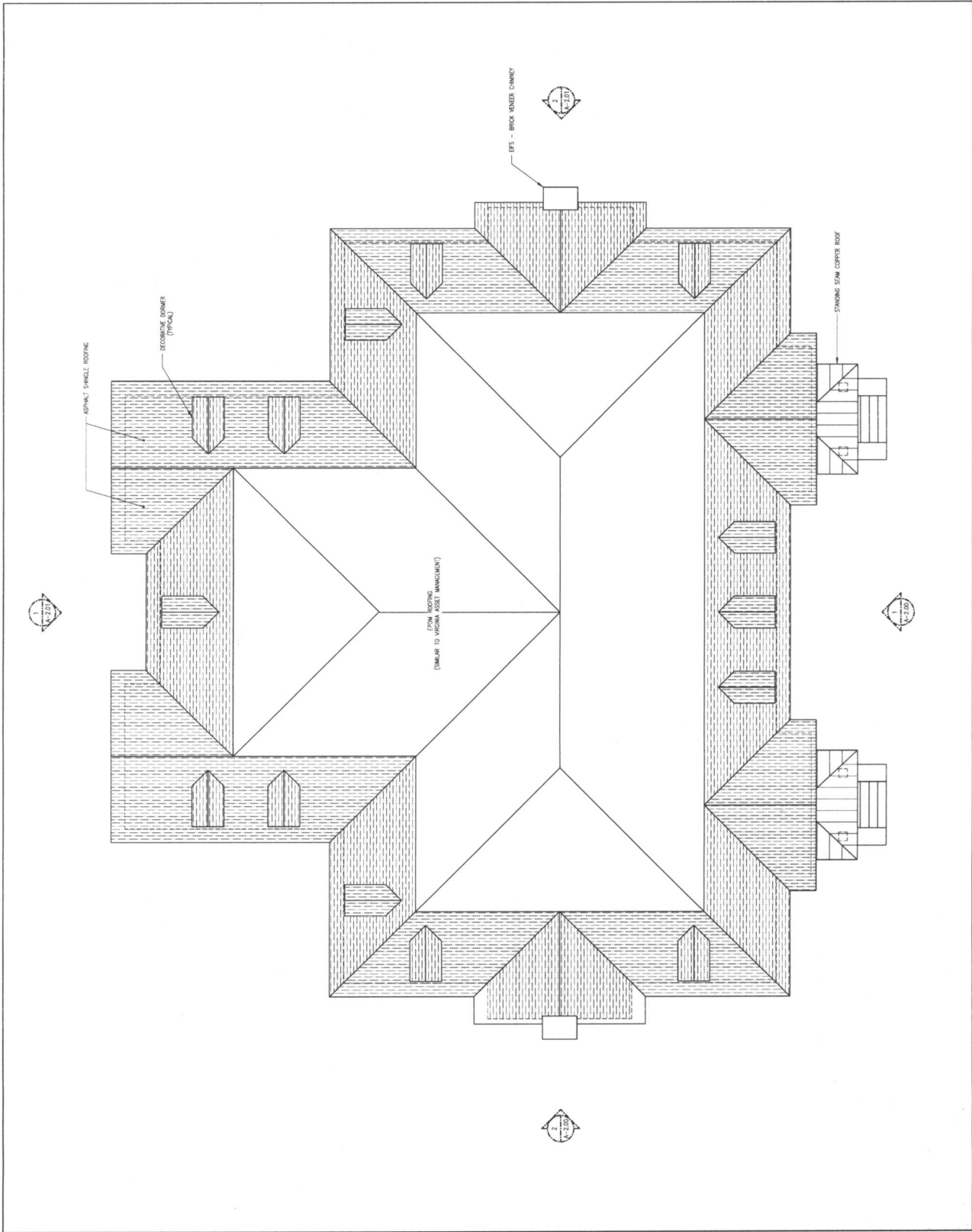
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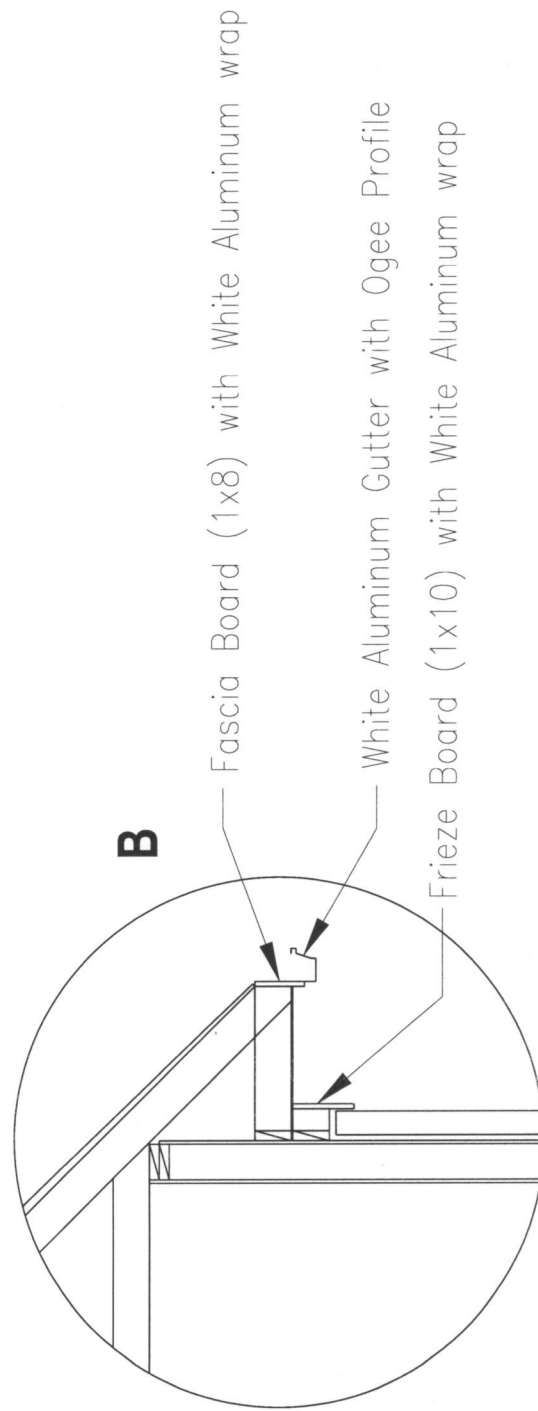
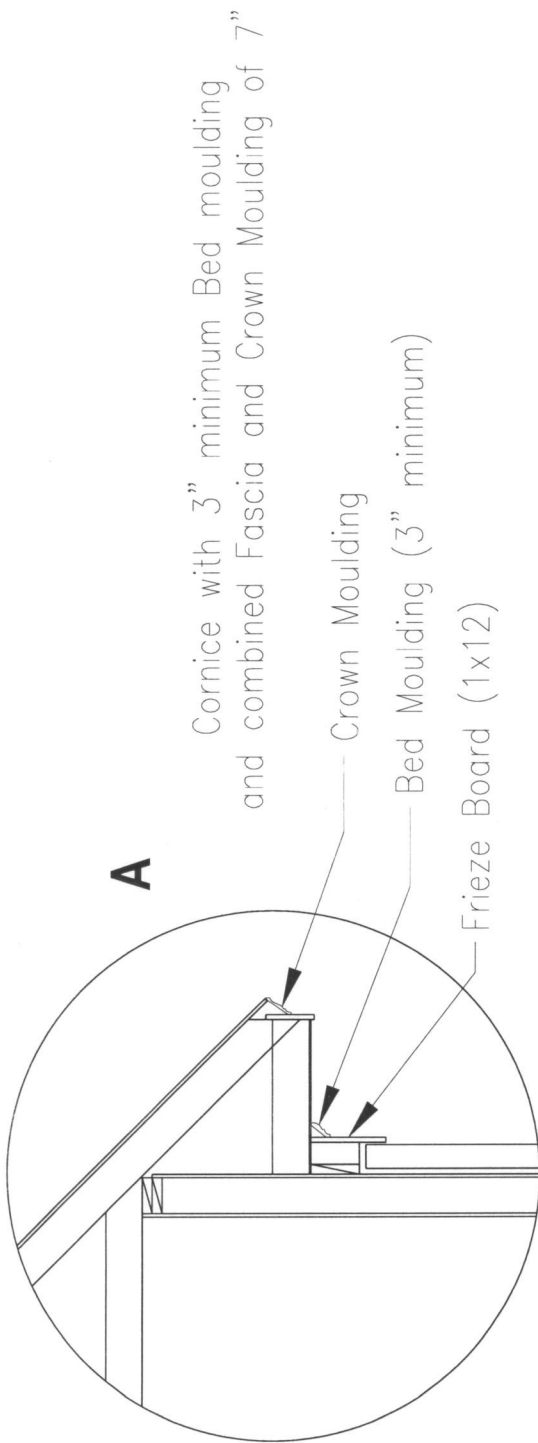
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ROOF PLAN
SCALE: 3/32" = 1'-0"
A-1.01



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